

**JERSEY CITY BOARD OF ADJUSTMENT  
PUBLIC NOTICE/LEGAL AD**

Please be advised the following items will be heard at the next Regular Meeting of the Jersey City Board of Adjustment, scheduled for **Thursday, February 21, 2012 at 6:00 p.m.**, in the **Caucus Room, 2<sup>nd</sup> flr., City Hall, 280 Grove Street, Jersey City, NJ**

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Request for Adjournment:

7. Old Business

- A. Case: Z07-046 “d” Variance  
Applicant: Carevel, LLC  
Address: 319 Grove Street  
Attorney: George Garcia, Esq  
Block: 239 Lot: P.1  
Zone: NC – Neighborhood Commercial  
For: A use variance to allow a restaurant to become a nightclub  
**Listed for Dismissal due to lack of prosecution**
- B. Zoning Officer request to address the board regarding 111 Greeneville Avenue

8. Case: Z12-033  
Applicant: Lee Lim c/o Brother L. III, LLC  
Attorney: Charles J. Harrington, III, Esq.  
Address: 1515 Kennedy Boulevard  
Block: 29101 fka 1250 Lot: 37 fka78  
Zone: NC – Neighborhood Commercial District  
For: Preliminary and Final Major site plan with “c” and “d” variances to create a category three restaurant, through the addition of a drive thru to a Dunkin Donuts  
“d” variance: Use
9. Case: Z12-041  
Applicant: Carmen Flores  
Address: 124 Mallory Avenue  
Attorney: Rita McKenna, Esq.  
Block: 20801 fka 1765 Lot: 93 fka 51.B  
Zone: R-1 One and Two Family Housing  
For: Conversion of the ground floor of a 2-family house to the Philippine Community Center  
“c” variance: Max area for signage  
“d” variance: Use
10. Case: Z12-027  
Applicant: EHOP Holdings LLC  
Address: 70 Fairview Avenue  
Attorney: Eugene O’Connell, Esq  
Block: 16502 fka 1824 Lot: 31 fka 36  
Zone: R-1 One and Two Family Housing District  
For: Conversion of a 2-family house to a 3-family house.  
“d” variances: Use
11. Case: Z12-034  
Applicant: 471 Monmouth Street, LLC  
Address: 471 Monmouth Street  
Attorney: Charles J. Harrington, III, Esq  
Block: 9908 fka 391 Lot: 31 fka 8  
Zone: R1 – One and Two Family Housing  
For: Preliminary and Final Major Site Plan with “c” and “d” variances to construct a 4-story, 6-unit residential building with 4 onsite parking spaces  
“c” variances: Min rear yard setback, Max building coverage, Max lot coverage, Height (in stories)  
“d” variances: Use, Height (in feet)

**Cont. on other side →→→**

12. Case: Z12-031  
Applicant: Brunswick 124, LLC  
Address: 124-126 Brunswick Street  
Attorney: Charles J. Harrington, III, Esq.  
Block: 11004 fka 385 Lot: 27 fka N  
Zone: R-1 One and Two Family Housing  
For: Preliminary and Final Major Site Plan with “c” and “d” variances to construct a 4-story, mixed use building 12 units on the above floors and retail use on the ground floor.  
“c” variance: Min rear yard setback, Min lot depth, Max building coverage, Height (in stories)  
“d” variance: Use, Height (in feet)

**13. MEMORIALIZATION OF RESOLUTIONS**

14. Executive Session, as needed, to discuss litigation, personnel, or other matters.

**JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON**

